



***Burnside Cottage,  
Burnside Lane,  
Garlieston,  
DG8 8BP***

EPC = F

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*

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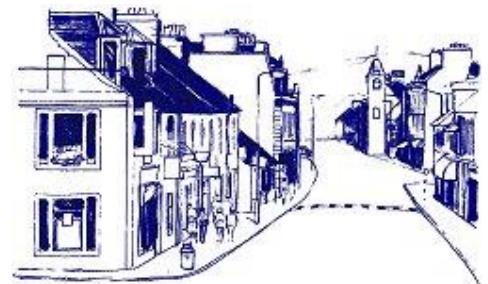
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*and as* HUNTER & MURRAY  
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- **Traditionally built cottage built Circa 1795 situated in pretty harbour village location**
- **2 Bedrooms and 2 Public Rooms**
- **While the cottage requires some upgrading it retains many original features and benefits from double glazing and oil-fired central heating**
- **Terraced garden with garage**
- **Offers in the region of £115,000**



# **BURNSIDE COTTAGE, BURNSIDE LANE, GARLIESTON**

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Burnside Cottage is a charming two-bedroom detached property built Circa 1785, with accommodation over two floors. While the property requires some upgrading it retains many original features and benefits from double glazing and oil-fired central heating. There is a terraced garden to the rear of the property with garage.

Accommodation comprises: - Ground Floor – Hall. Lounge. Dining Room. Kitchen. Porch. Utility Room. Bathroom. First Floor – 2 Bedrooms.

The pretty harbour village of Garlieston became famous for the sea trials of the structures for the floating Mulberry Harbours, used off Normandy immediately after D-Day. Garlieston was chosen as a secret location for its trials because the tides were similar to that of Normandy. The remains of two wrecked "beetles" on Eggerness rocks, and the remains of the "hippo" at Rigg Bay can still be seen today. Garlieston is very popular with tourists, with its sandy beaches and stunning coastal and cliff top walks.

## **GROUND FLOOR ACCOMMODATION**

### **Hall**

**1.70m x 1.00m**

Composite glazed entrance door. Understairs cupboard. Built-in cupboard housing electric meter.

### **Lounge**

**4.40m x 3.15m**

South facing sash and case window. Feature stone fire surround with oak beam above and open fire. Open wooden beams. Radiator.



### **Dining Room**

**4.42m x 2.90m**

South facing sash and case window. Wooden beams. Radiator.



**Kitchen** 4.80m x 2.18m

South facing window and Velux roof light. Fitted with a range of wall and floor units, ample worksurfaces, tiled splashbacks and inset composite drainer sink. Extractor fan. Tiled flooring. Door giving access to porch. Radiator.



**Porch** 1.70m x 1.23m

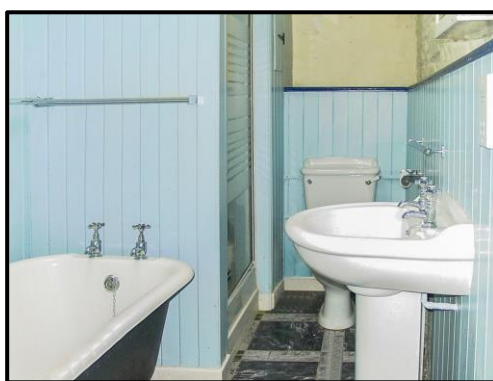
Built-in shelved storage cupboard. Composite glazed door giving access to front. Radiator.

**Utility Room** 2.35m x 1.75m

Space and plumbing for washing machine. Oil-fired combi boiler. Hatch to attic. Extractor fan. Glazed door giving access to garden. Radiator.

**Bathroom** 3.09m x 2.75m

Velux roof light. Painted pine panelling to dado rail height and fitted with a white suite comprising WC, wash-hand basin, roll-top stand alone bath and shower cubicle with electric shower.



**FIRST FLOOR ACCOMMODATION**

**Landing**

Built-in shelved linen cupboard. Skylight.

**Bedroom 1** 4.32m x 3.04m

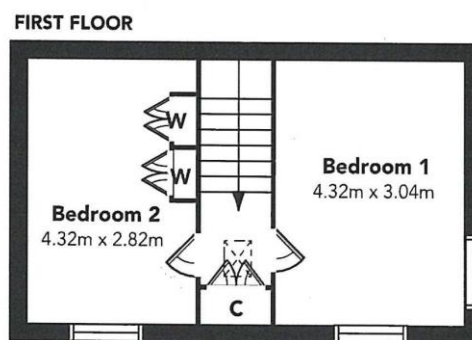
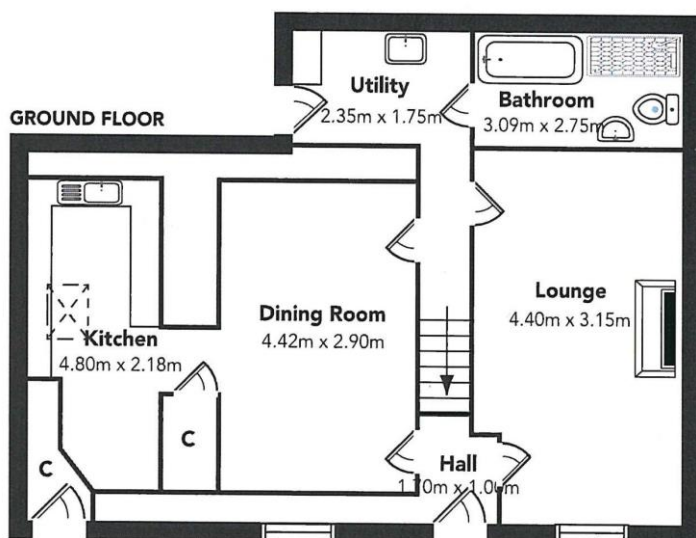
South facing sash and case window and east facing window. Custom made wardrobe. Open wooden beams. Radiator.

**Bedroom 2** 4.32m x 2.82m

South facing sash and case window. Custom made wardrobe. Wooden beams. Hatch to attic. Radiator.







Floorplans are indicative only - not to scale  
Produced by Plusplans

**Garden**

There is a terraced garden is to the rear of the property which is currently overgrown with a variety of mature flowering shrubs. .

**OUTBUILDING**

Garage (5.60m x 2.50m)

**SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating. EPC = F

**COUNCIL TAX**

This property is in Band B.



**VIEWING**

By arrangement with Selling Agents on 01671 404100.

**OFFERS**

Offers in the region of £115,000 are anticipated and should be made to the Selling Agents.

**NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.